ESTEP
REALTY SERVICE
"We Make Things Happen"

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ADDRESS	CITY		ROOMS	BDRMS	BATHS	PRICE	
211 S. Marian St.	Ebensburg, PA		6	4	2	$64,900	
TYPE:	Single-story			AGE:	1958		
CONSTRUCTION:	Concrete block			GARAGE:	none		
SQ. FOOTAGE:	1380 sf			ROOF:	asphalt shingle		
LOT SIZE:	41 ft. x 66 ft.			HEAT:	electric		
TAXES:	$1,145 per yr.			WIRING:	circuit breakers		
WATER:	public			ZONING:	R-multi household		POSSESSION: Close
SEWER:	public			DEED BOOK VOL & PAGE:			1394/332
ROOMS	UNIT 1	UNIT 2		AIR CONDITIONER		no	
LIVING	X	X		CARPETS		new	
				REFRIGERATOR		2	WASHER
KITCHEN	X	X		DISHWASHER		no	DRYER
BATHS	full	full		DISPOSAL		no	
BEDROOM	X	X		RANGE		2	
BEDROOM	X	X		DRAPES		some	
				FIREPLACE		no	
				PORCH/DECK/PATIO		no	
				SCHOOL DIST.		Central Cambria	
				STORAGE	Ample		
ATTIC	pull-down from Unit 1			WINDOWS	Double-pane		
BASEMENT	none			CABLE/TV ANT./SAT		yes	
DIRECTIONS:	From center of Ebensburg, travel west on W. High Street. Turn left onto S. Marian Street. Property is in second block on the right hand side.						
REMARKS:	Two ground-level 2BR units offer great accessibility. Nicely updated interior with low-maintenance exterior. Convenient off-street parking in front. Tenants pay electric, including heat. Overall, a solid investment opportunity in a good rental market.						

THIS INFORMATION, THOUGH BELIEVED ACCURATE, IS NOT GUARANTEED